157.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	654,400 / 654,400
					USE VALUE:	654,400 / 654,400
					ASSESSED:	654,400 / 654,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCAULEY THOMAS W
Owner 2:	MCCAULEY KATHERINE B
Owner 3:	
Street 1:	114 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TREMBLAY KATHLEEN B -
Owner 2:	BRENNAN STEPHEN P (EST) & -
Street 1:	114 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1439 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	234,400		420,000	654,400
Total Card	0.138	234,400		420,000	654,400
Total Parcel	0.138	234,400		420,000	654,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.92 | /Parcel: 454.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

104354

GIS Ref

GIS Ref

Insp Date

07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,400	0	6,000.	420,000	654,400	654,400	Year End Roll	12/18/2019
2019	101	FV	200,000	0	6,000.	420,000	620,000	620,000	Year End Roll	1/3/2019
2018	101	FV	200,000	0	6,000.	354,000	554,000	554,000	Year End Roll	12/20/2017
2017	101	FV	200,000	0	6,000.	324,000	524,000	524,000	Year End Roll	1/3/2017
2016	101	FV	200,000	0	6,000.	276,000	476,000	476,000	Year End	1/4/2016
2015	101	FV	187,700	0	6,000.	240,000	427,700	427,700	Year End Roll	12/11/2014
2014	101	FV	187,700	0	6,000.	222,000	409,700	409,700	Year End Roll	12/16/2013
2013	101	FV	187,700	0	6,000.	211,200	398,900	398,900		12/13/2012

!12277!

PRINT

Date	Time
12/11/20	02:22:41

LAST REV

Date	Time
09/21/20	12:24:59
jorourke	
12277	

USER DEFINED

Prior Id # 1:	104354
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TREMBLAY KATHLE	75303-192	1	8/5/2020		665,000	No	No		
BRENNAN MAUREEN	48885-552		1/24/2007	Family	1	No	No		Maureen Brennan dod 4/30/2017
	12050-733		8/5/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2004	704	Re-Roof	4,200					

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	163	PATRIOT
12/30/1999	Inspected	276	PATRIOT
11/29/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	138.228
Other Features:	83305
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318472
Depreciation:	84077
Depreciated Total:	234395

COMMENTS

SCUTTLE OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

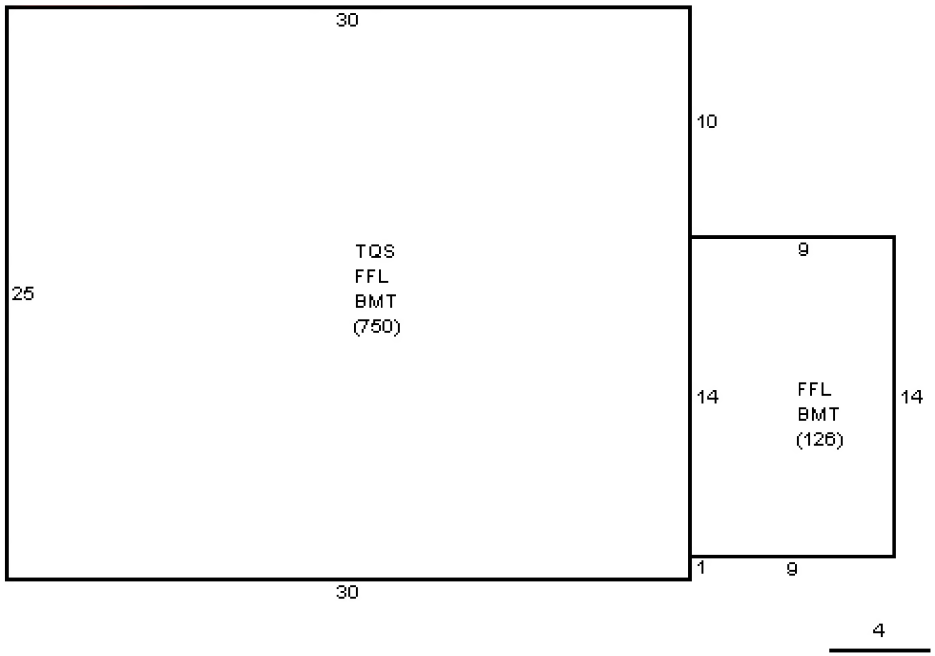
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.23
Special Features:	0	Val/Su Net:	101.25
Final Total:	234400	Val/Su SzAd	162.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	876	41.470	36,326
FFL	First Floor	876	138.230	121,087
TQS	3/4 Story	563	138.230	77,753

Net Sketched Area:	2,315			Total:	235,166
Size Ad	1438.5	Gross Are	2502	FinArea	1439

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc